



I COUNCIL HOUSES

Clapton, Crewkerne, TA18 8PS

Price Guide £240,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A three bedroom end terrace situated in a popular village location, the property benefits lovely gardens, off road parking and views front and rear. In brief the accommodation comprises entrance hall, kitchen, sitting room, dining room, three bedrooms and a bathroom.

Situation

The village is within convenient access to Crewkerne which offers a good range of amenities including a Waitrose store, post office, library, banks, a day centre, leisure centre complete with pool and gym, doctors' surgery, small hospital, dentist's, a variety of schools and nurseries, other professional services and many social and sporting activities.

The local area

Crewkerne 3 miles, there is a mainline rail link to London (Waterloo), Taunton 21.7 miles. The Jurassic Coast 12.5 miles.

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Entrance Hall

11'2 × 8'6 (3.40m × 2.59m)

With a window to the front aspect, stairs to the first floor with storage under and a night storage heater.

Sitting Room

14'2 × 10'11 (4.32m × 3.33m)

With patio doors to the rear aspect opening out onto the garden, fireplace and a night storage heater. Double doors into:

Dining Room

10'11 × 7'4 (3.33m × 2.24m)

With a window to the front aspect and a night storage heater.

Kitchen

10'11 × 8'5 (3.33m × 2.57m)

With a window to the side aspect and door to the rear covered area. Fitted kitchen comprising wall and base units, drawers and work surfaces over, stainless steel sink/drainers, space for washing machine, cooker and under counter fridge.

First Floor Landing

8'5 × 7'3 (2.57m × 2.21m)

Window to the side aspect, loft access and an airing cupboard.

Bedroom One

12 × 10'10 (3.66m × 3.30m)

With a window to the front aspect.

Bedroom Two

10'10 × 10'2 (3.30m × 3.10m)

With a window to the rear aspect, walk in electric shower and a night storage heater.

Bedroom Three

9'1 × 8'5 max over stairs (2.77m × 2.57m max over stairs)

With a window to the front aspect and a night storage heater.

Bathroom

8'4 × 5'6 (2.54m × 1.68m)

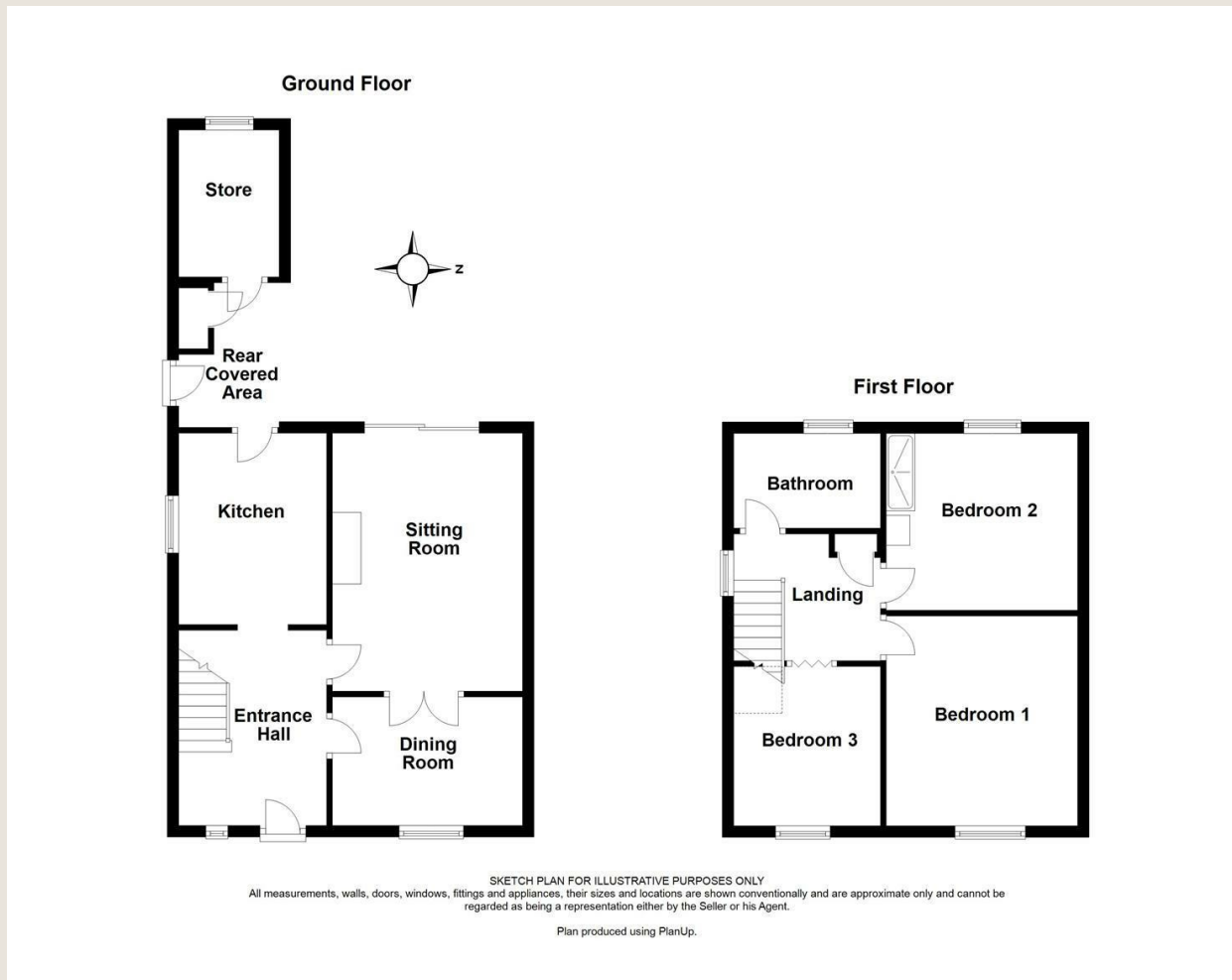
With a window to the rear aspect. Suite comprising panelled bath, low level W.C, pedestal wash hand basin, electric towel rail and tiling to all splash prone areas.

Outside

The property has a driveway providing ample off road parking with side access to the rear garden which is a generous size and is mainly laid to lawn with garden shed and greenhouse. There is a covered area off the kitchen with two store rooms.

Agents Note

Council Tax Band C. Broadband speed, FTTP. Mains water, drainage and electricity.



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01460 74200

crewkeme@mayfairproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans - All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

